



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		BEAVER POND RD, LINCOLN

OWNERSHIP

Owner 1:	TAYLOR TR GERALD A
Owner 2:	TAYLOR TR SUSAN H
Owner 3:	G TAYLOR/SUSAN TAYLOR FAM TRST
Street 1:	2 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3309 Type:

PREVIOUS OWNER

Owner 1:	TAYLOR - GERALD A
Owner 2:	TAYLOR - SUSAN H
Street 1:	2 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3309

NARRATIVE DESCRIPTION

This Parcel contains 1.53 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1967, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	2	LIGHT
t						

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		66647		SQUARE FE	PRIME SITE		0	8.56	1.140	R4									650,510						650,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	460,400		1.530	650,500	1,110,900
Total Card	460,400		1.530	650,500	1,110,900
Total Parcel	460,400		1.530	650,500	1,110,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		326.24	/Parcel: 326.24

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	05/08/14
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	435,300	0	1.53	608,000	1,043,300	1,043,300	Year End Roll	10/15/2020
2020	101	FV	428,600	0	1.53	630,800	1,059,400	1,059,400	Year End Roll	9/26/2019
2019	101	FV	425,200	0	1.53	614,000	1,039,200	1,039,200	Create Final value 2019	6/4/2019
2018	101	FV	425,200	0	1.53	614,000	1,039,200	1,039,200	Year End Roll	9/28/2017
2017	101	FV	418,500	0	1.53	608,000	1,026,500	1,026,500	Year End Roll	9/29/2016
2016	101	FV	415,200	0	1.53	590,500	1,005,700	1,005,700	Year End Roll	1/14/2016
2015	101	FV	405,200	0	1.53	546,400	951,600	951,600	Year End	10/2/2014
2014	101	FV	274,200	0	1.53	509,200	783,400	783,400	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
TAYLOR,GERALD A	74016-171		1/21/2020	FAMILY	99	No	No	
CASWELL JOHN R,	52512-218		4/2/2009	MULTI-PARCEL	825,000	No	No	
CAROL,B. CASWEL	22170-39		6/30/1992	FAMILY		No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/27/2016	6487	RENOVATI	37,500	C	5/25/2017			Remodel bathroom i
7/2/2013	5457	MANUAL	18,945	C				sheet metal work t
5/10/2013	5406	RENO-ADD	580,000	C	6/6/2014			Reno. entire inter
10/12/2012	5189	DEMOLITI		C				demo greenhouse on
9/7/2006	3512	ROOF		C				re-roof dwelling
11/28/2000	2139	GREENHOU	8,400	C	6/15/2001			
4/12/1996	922-96	MANUAL	10,000	C	2/13/1996			NEW BATH

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2014	MEAS/EXT INS	25	D ERSKINE
6/25/2008	MEAS/EXT INS	25	D ERSKINE
6/15/2001	MEAS/EXT INS	613	
9/19/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 9 - CONTEMPORARY, Sty Ht: 1 - 1, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 26 - WOOD, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 4 - TAR+GRAVEL, Color: , View / Desir:

BATH FEATURES

Table with bath details: Full Bath: 3, Rating: GOOD, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: 1, Rating: GOOD, A HBth: , Rating: , OthrFix: 1, Rating: AVERAGE

COMMENTS

ALSO 1/3 UNDIVIDED INTEREST IN 74 15 0.

RESIDENTIAL GRID

Table with grid details: 1st Res Grid, Desc: Line 1, # Units 1, Level FY LR DR D K FR RR BR FB HB L O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals RMs: 9 BRs: 4 Baths: 3 HB 1

GENERAL INFORMATION

Table with general info: Grade: C+ - AVG. (+), Year Blt: 1967, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: ., Const Mod: , Lump Sum Adj:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

REMODELING

Table with remodeling details: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit RMS BRS FL, Totals 1 9 4

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: , Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: , Bsmnt Flr: , Bsmnt Gar:

DEPRECIATION

Table with depreciation: Phys Cond: VG - Very Good 13.%, Functional: %, Economic: %, Special: %, Override: , Total: 13.4%

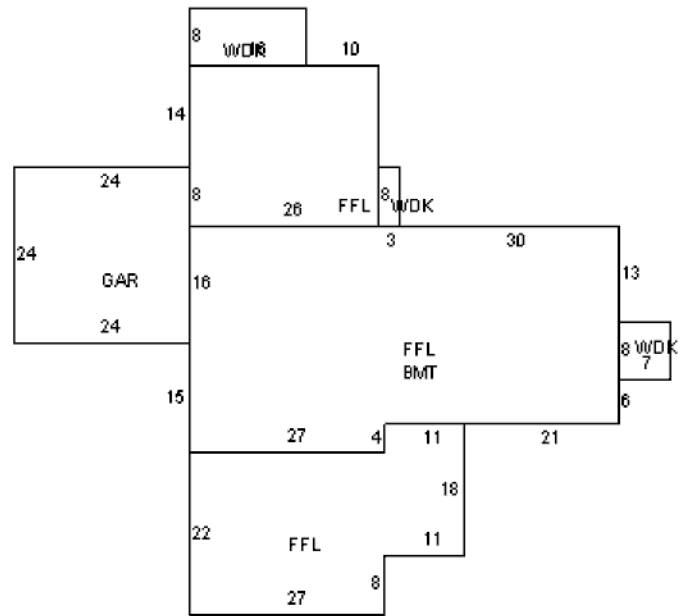
CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 104.00, Size Adj.: 0.94575858, Const Adj.: 1.01999998, Adj \$ / SQ: 100.326, Other Features: 99442, Grade Factor: 1.10, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 531589, Depreciation: 71233, Depreciated Total: 460356

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val 877773.2673, Juris. Factor, Before Depr: 110.36, Special Features: 0, Val/Su Net: 82.95, Final Total: 460400, Val/Su SzAd: 150.21

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Totals: Net Sketched Area: 5,550 Total: 383,820 Size Ad 3065 Gross Area 5550 FinArea 3405

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Includes rows for FFL, BMT, GAR, WDK.

SPEC FEATURES/YARD ITEMS

Table with spec features and yard items: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value. Includes summary rows for More: N, Total Yard Items, Total Special Features, Total.

IMAGE

AssessPro Patriot Properties, Inc

